

**HISTORIC REGISTER  
NOMINATIONS**



RECEIVED AUG 16 2010

# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Doug Domenech  
*Secretary of Natural Resources*

Kathleen S. Kilpatrick  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
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[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

August 17, 2010

Michael W. Johnson  
Southampton County Administrator  
P. O. Box 400  
Courtland, VA 23837

**Re: Sebrell Rural Historic District, Southampton County**

Dear Mr. Johnson:

The Department of Historic Resources, Virginia's historic preservation office, has received a completed nomination for the above referenced resource. The DHR is planning to present the proposed nomination to the Virginia State Review Board and the Virginia Board of Historic Resources for recommendation to the National Register of Historic Places and for inclusion in the Virginia Landmarks Register.

For your review and comment, the draft nomination as it is to be presented to the Boards on Thursday, September 30, 2010 will be viewable approximately 30 days from the meeting on our website: [http://www.dhr.virginia.gov/homepage\\_features/board\\_activities.htm](http://www.dhr.virginia.gov/homepage_features/board_activities.htm). Your comments will be forwarded to the SHPO Director and the Boards along with the nomination for consideration. Should you have any questions regarding the nomination or the register process, please call me directly at 804-367-2323, extension 115.

Sincerely,

Marc Christian Wagner  
Manager, National and State Registers Program

cc: Ms. Anita T. Felts, Jerusalem District Supervisor  
Mr. Moses Wyche, Capron District Supervisor  
Enclosure

Administrative Services  
10 Courthouse Ave.  
Petersburg, VA 23803  
Tel: (804) 862-6416  
Fax: (804) 862-6196

Capital Region Office  
2801 Kensington Office  
Richmond, VA 23221  
Tel: (804) 367-2323  
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Tidewater Region Office  
14415 Old Courthouse Way  
2<sup>nd</sup> Floor  
Newport News, VA 23608  
Tel: (757) 886-2807  
Fax: (757) 886-2808

Roanoke Region Office  
1030 Penmar Avenue, SE  
Roanoke, VA 24013  
Tel: (540) 857-7585  
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Northern Region  
Preservation Office  
P.O. Box 519  
Stephens City, VA 22655  
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## COMMONWEALTH of VIRGINIA

Department of Historic Resources (DHR), 2801 Kensington Avenue, Richmond, Virginia 23221

### Key Points about the National and State Register Process for Property Owners

- Listing in the national and state registers is honorary. It recognizes a historic property's importance to its community, the State, and/or the Nation as well as encouraging good stewardship of the historic property.
- National and state register listings do not place restrictions on private property owners. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them, if they choose not to do so.
- Under Federal and State laws, private property owners can do anything they wish with their National Register-listed property, provided that no Federal or State license, permit, or funding is involved.
- If a listed property is destroyed or its integrity is greatly altered, it is removed from the registers.
- To ensure public participation in the nomination process, property owners and local officials are notified of proposed nominations to the National Register and provided the opportunity to comment. Further details provided below. In addition, once a nomination is submitted to the National Park Service another public comment period is published in the *Federal Register*.
- Federal agencies whose projects affect a listed property must give the DHR (Virginia's State Historic Preservation Office) an opportunity to comment on the project and its effects on the property. Further details provided below.
- Federal and State Investment Tax Credits for rehabilitation and other provisions are available, should a property owner choose to use them. Further details provided below.
- Owners may also qualify for Federal grants for historic preservation when funding is available. Refer to the National Park Service web site for Federal grant information. Currently, Virginia has no grants available for privately owned properties.

### National Register of Historic Places (NRHP)

Established under the National Historic Preservation Act of 1966 (NHPA), as amended, the national historic preservation program is a partnership between the Federal, State, Tribal, and local governments; private organizations; and the public. The Act and its provisions establish the framework within which citizens plan, identify, evaluate, register, and protect significant historic and archeological properties throughout the country. Central to this framework is the NRHP—the Nation's official list of historic properties worthy of preservation, administered by the National Park Service (NPS), Department of the Interior. Properties listed in the NRHP include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

Historic places are nominated to the NRHP by nominating authorities: the State Historic Preservation Officer (SHPO), appointed by the Governor of the State in which the property is located; the Federal Preservation Officer (FPO) for properties under Federal ownership or control; or by the Tribal Historic Preservation Officer (THPO) if the property is on tribal lands. Anyone can prepare a nomination to the NRHP, at which time the SHPO, FPO or THPO reviews the proposed nomination, and notifies property owners and local officials of the intent to nominate. Nominations submitted through the State must first be approved by a State Review Board (SRB) before being reviewed by the NPS. The members of the SRB, who are appointed by the SHPO, use the same criteria as the National Register to evaluate properties and then recommend them to the NPS for listing in the NRHP.

The NRHP continues to reflect the desire of Americans, as expressed in the NHPA, that "the historical and cultural foundation of the nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people."

### Virginia Landmarks Register (VLR)

Also in 1966, the Virginia General Assembly established the Virginia Historic Landmarks Commission, now the Department of Historic Resources (DHR). DHR is the State Historic Preservation Office responsible for managing the VLR, the state's official list of properties important to Virginia's history. The Historic Resources Board (HRB), appointed by the Governor of Virginia, is responsible for listing properties to the VLR. Just as the same evaluation criteria are used for the National and State registers, the same register form is also used for both the VLR and the NRHP. Nearly 2300 historic properties are listed in the VLR. This number does not include the tens of thousands of properties within each listed historic district.

### List of web sites with further and more detailed information

<a href="http://www.cr.nps.gov/">www.cr.nps.gov/</a>	(National Park Service main web page)
<a href="http://www.cr.nps.gov/NR/">www.cr.nps.gov/NR/</a>	(National Register of Historic Places main web page)
<a href="http://www.cr.nps.gov/local-law/nhpa1966.htm">www.cr.nps.gov/local-law/nhpa1966.htm</a>	(National Historic Preservation Act of 1966)
<a href="http://www.dhr.virginia.gov">www.dhr.virginia.gov</a>	(Department of Historic Resources main web page)
<a href="http://www.cr.nps.gov/hps/">www.cr.nps.gov/hps/</a>	(Heritage Preservation Services)

## **Federal and State Tax Provisions**

The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and, as of January 1, 1987, provides for a 20% Investment Tax Credit (ITC) with a full adjustment to basis for rehabilitating historic commercial, industrial and rental residential buildings. The former 15% and 20% ITCs for rehabilitations of older commercial buildings are combined into a single 10% ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner.

Owners of properties listed in the VLR may be eligible for a 25% ITC for the certified rehabilitation of income-producing and non-income producing certified historic structures such as commercial, industrial, or rental or non-rental residential buildings. Owners who rehabilitate an income-producing building listed in both the National and State registers may use both Federal and State ITCs.

Tax Credits are only available if a property owner chooses to use them and individuals should consult the appropriate local IRS office for assistance in determining the tax consequences of the above provisions. Refer also to 36 CFR 67 at the Heritage Preservation Services web site or to the Tax Credit Program on the DHR web site.

## **Results of Federal and State Listing**

Historic District sponsoring organizations or local governments and owners of individually listed properties may purchase an attractive official plaque noting designation. Owners of recognized historic properties are also eligible for the Virginia Preservation Easement Program, as well as technical assistance from the staff of DHR. Professional architects, architectural historians, and archaeologists are available to provide technical guidance in the care and maintenance of buildings and sites.

Listing in the NRHP requires consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the NHPA, requires that Federal agencies allow the SHPO an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the NRHP. The Advisory Council on Historic Preservation oversees and ensures the consideration of historic properties in the Federal planning process. (Refer to 36 CFR 800 at the Heritage Preservation Services web site.) Buildings listed on the VLR may also be considered as part of a state-funded project, such as highway planning.

Listing also requires consideration in issuing a surface coal mining permit. In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. (Refer to 30 CFR 700 at the Heritage Preservation Services web site.)

Localities may have laws to encourage the preservation of their historic places. Some local governments have enacted their own identification procedures; some use listing in the National and State registers as an indicator of historic significance. State and local historic preservation programs often provide some protection against the possible harmful effects of State-funded, -licensed, or -assisted projects. Some provide limited financial assistance to owners in the form of grants, loans, or tax benefits. They may establish other protections or reviews for preservation purposes. The SHPO or local planning departments can provide more information.

## **Rights of Owners to Comment and/or Object to Listing**

In accordance with the National Historic Preservation Act of 1966, as amended, owners of private properties nominated to the National Register have an opportunity to concur with or object to listing. The same rule applies to the Virginia Landmarks Register listing as supported by the Code of Virginia.

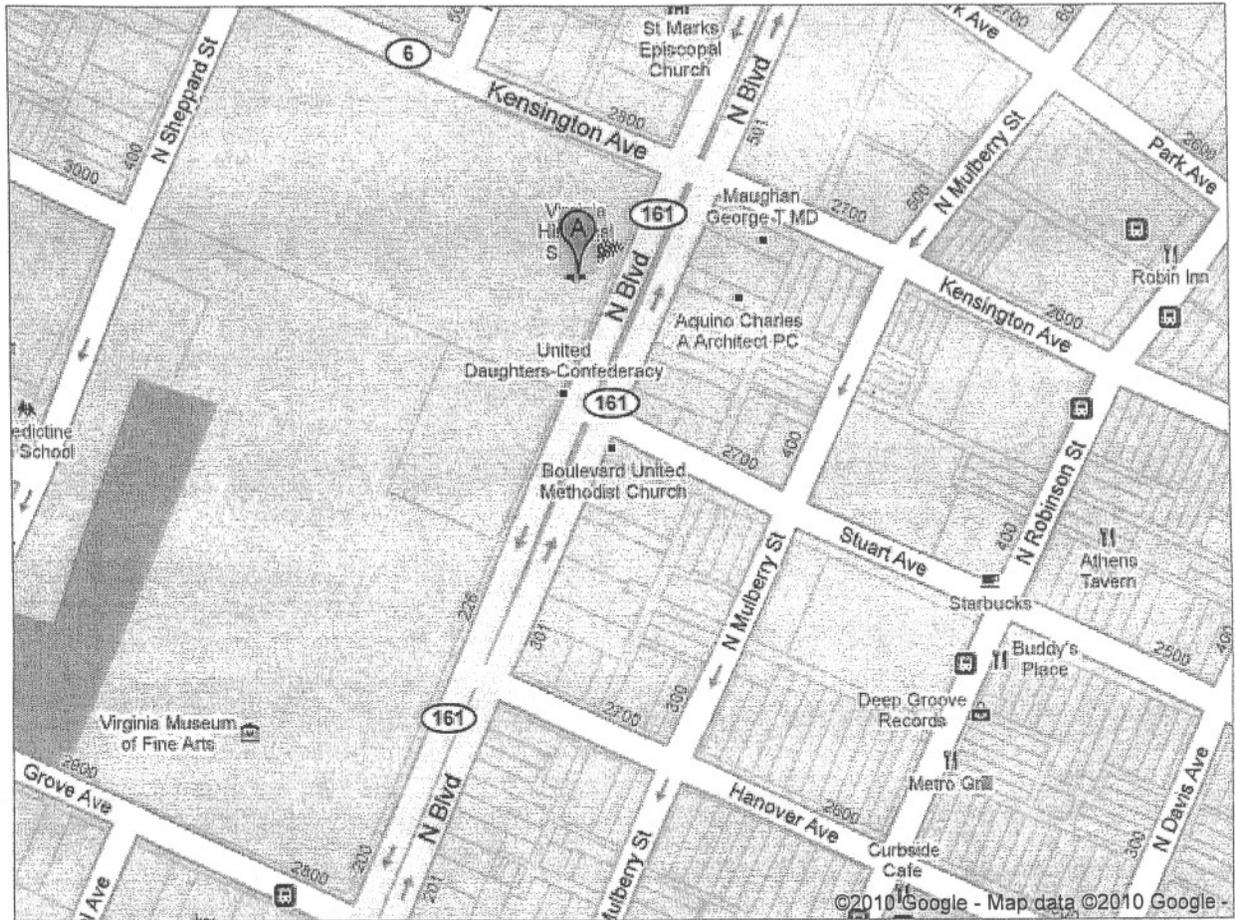
Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer (SHPO) a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that party owns. If private property owners object to the proposed nomination of their property or a majority of private property owners within a proposed historic district object, then the property will not be listed. However, the SHPO shall submit the nomination to the NPS Keeper for a determination of eligibility of the property for listing in the NRHP. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

Any comments or objections should be sent to the State Historic Preservation Officer at the Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221 prior to the scheduled Board meeting listed in the notification letter. Notices of objection must be notarized prior to submission to the SHPO.

Letters of support or objection will be copied to the HRB and SRB members for review along with the nomination to which they refer. These letters will also be forwarded to the NPS upon their review of the nomination.

# Google maps virginia historical society

Notes A: Virginia Historical Society  
428 N Boulevard  
Richmond, VA



## Sebrell Rural Historic District, Southampton County

### SUMMARY DESCRIPTION

The Sebrell Rural Historic District is an agricultural area located in north-central Southampton County, encompassing approximately 16.5 square miles of Virginia's Southern Coastal Plain Region. The boundaries of the rural district are created by natural waterways on three sides, which form a peninsula between the Nottoway River on the west and south and the Assamoosick Swamp on the east. The northern boundary is an arbitrary line that represents the limit of properties associated with the historical development of the Sebrell area. The district is environmentally characterized by its coastal plain setting; including pinewood forests, open fields, and low-lying wetlands. The landscape of the district consists of a mixture of large farms and small lots, with expansive agricultural fields interspersed with non-developed wooded areas and wetlands that testify to the rural character of the district.

The focal point of the district is the village of Sebrell. Sebrell was officially designated in 1880 when the local post office was renamed in honor of the Sebrells, the prominent family in the area at the time. Sebrell evolved from the earlier village of Barn Tavern, which was a thriving community as early as the mid-eighteenth century. The Barn Tavern/Sebrell community is located near the intersection of Virginia Route 35 and the former Virginian Railroad Corridor. Route 35 was historically known as the Jerusalem Plank Road, and served as the major north-south thoroughfare through the region, connecting Jerusalem, the county seat of Southampton, as well as points further south, with Petersburg.

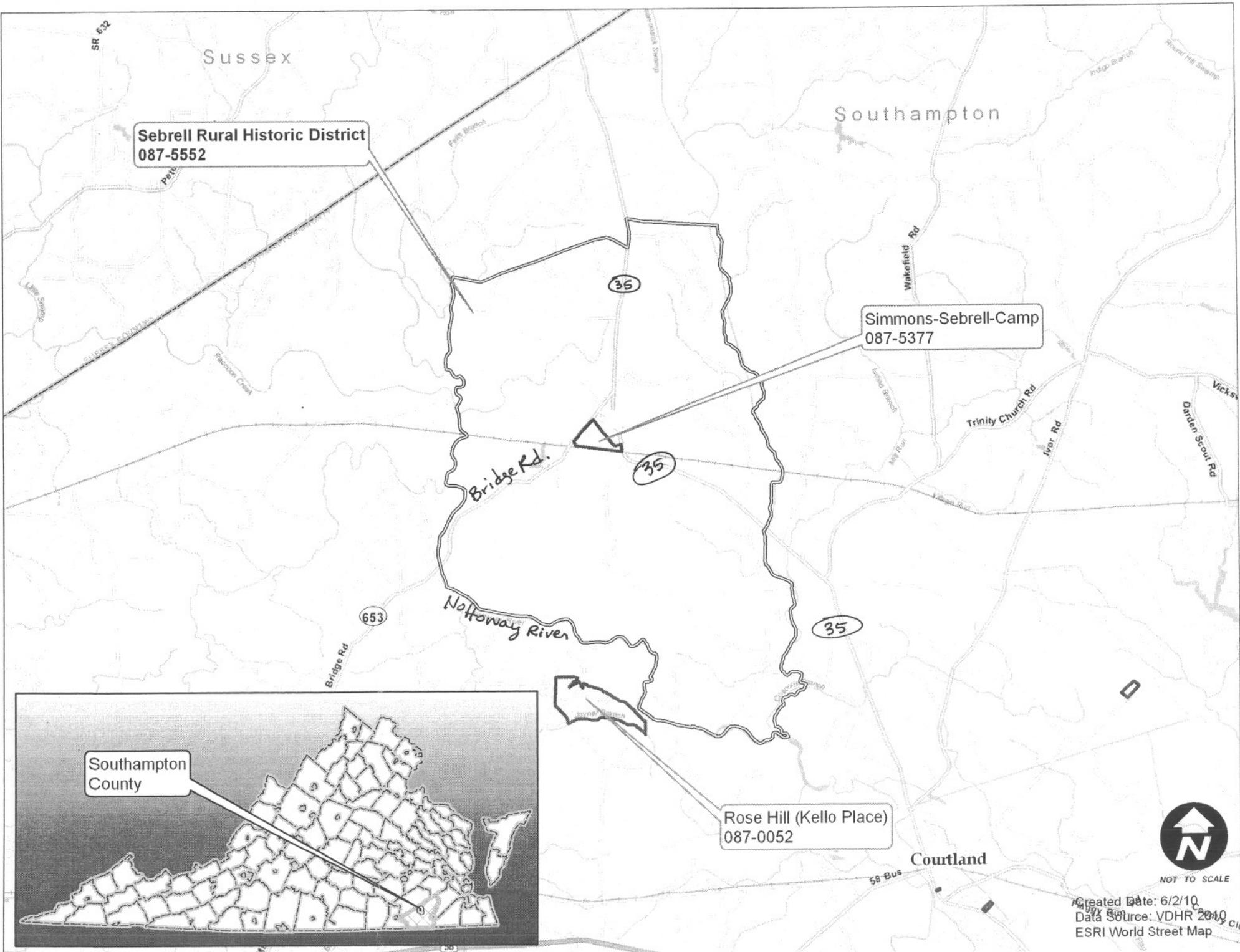
### SUMMARY OF SIGNIFICANCE

The Sebrell Rural Historic District is an agricultural area within north-central Southampton County that contains the remnants of Barn Tavern, an eighteenth- and nineteenth-century community that grew around a tavern by the same name; and Sebrell, a twentieth-century rail stop town that evolved from Barn Tavern. The remnants of these two villages are seated roughly a half-mile apart and contain the largest concentrations of historic buildings in the district. The surrounding area is composed of historic and non-historic farms with a mix of large and small agricultural fields, timber farms, and pasture. The period of significance for the district extends from 1761 to 1931; beginning with the construction of Barn Tavern, and ending with the rerouting of Plank Road around the village of Sebrell. Although this bypass was not the only cause for the demise of the village as a recognizable entity, it marked a major blow to Sebrell, as travelers were no longer routed through town and was the first of several factors that led to the eventual demise of the village.

The district and its architecture, represent the gradual shift from a cash-crop planter-society dominance to a more diversified, agribusiness and commercial economy brought about by the establishment of the railroad. The rural agrarian district reflects the historical land use patterns, including fields, gardens, pastures, fence lines, and wooded forests that have evolved over time. The accompanying architecture incorporates a wealth of building types, forms, and styles. The diversity of these resources reflects the evolving cultural patterns of the district's three centuries of non-aboriginal settlement.

The district also encapsulates a rich Native American heritage containing portions of two villages granted to the Nottoway Indian Tribes as part of the Nottoway Act of 1705. In 1734, a provision permitted the Nottoways to sell portions of this land directly to the English Settlers which is how many of the first settlers to the area acquired their property. While no buildings or other above ground Nottoway features remain in the district, there are numerous known archaeological sites related to the Nottoway, as well as earlier native peoples' habitation of the area.

The Sebrell Rural Historic District is therefore considered significant at the local level and eligible for listing in the National Register of Historic Places under **Criterion A** in the areas of Agriculture, Commerce, and Native American Ethnic Heritage, and under **Criterion C** in the area of Architecture.



Sebrell Rural Historic District  
087-5552

Simmons-Sebrell-Camp  
087-5377

Rose Hill (Kello Place)  
087-0052

Southampton  
County



NOT TO SCALE

Created Date: 6/2/10  
Data Source: VDHR 2010  
ESRI World Street Map



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August 17, 2010

Mr. Michael W. Johnson  
Southampton County Administrator  
P. O. Box 400  
Courtland, VA 23837

**Re: Rochelle-Prince House, Southampton County**

Dear Mr. Johnson:

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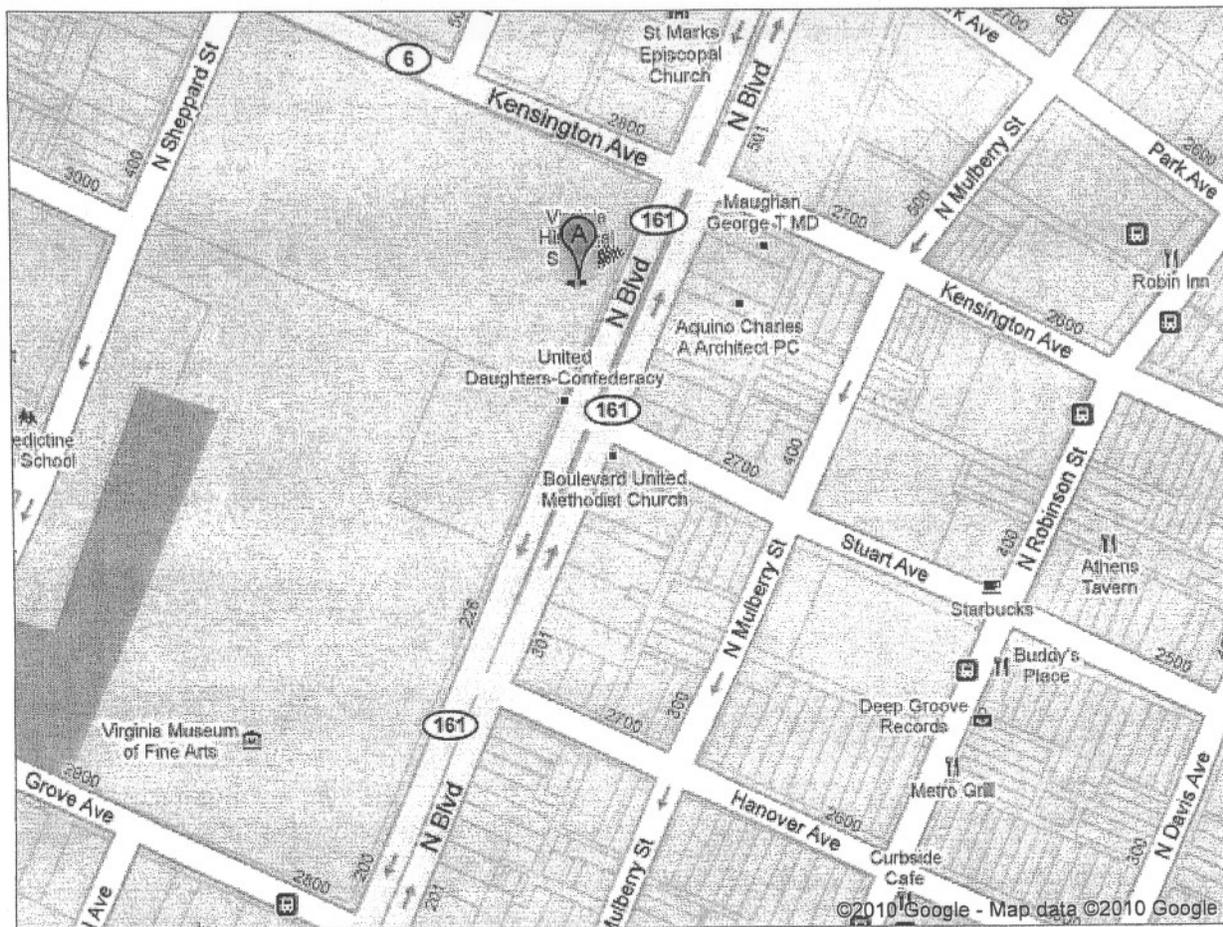
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# Google maps virginia historical society

Notes A: Virginia Historical Society  
428 N Boulevard  
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## **Rochelle-Prince House, Southampton County**

### **SUMMARY DESCRIPTION**

The Rochelle-Prince House is located on the east side of Main Street in Courtland, Virginia. This vernacular residence with Federal influences consists of a one-and-a-half-story, two-bay block attached to a two-story, three-bay block. It was built in two phases with the initial construction likely dating to circa 1814. The home was enlarged and remodeled between 1826 and 1827 and a rear ell was added in the early twentieth century. The interior of the house remains much as it was during the nineteenth century, with only minor alterations to convert the private residence to its current function as a local history museum.

### **SIGNIFICANCE SUMMARY**

The Rochelle-Prince House is an early-nineteenth century building located in Courtland, Southampton County, Virginia that served as a private residence until the 1970s when it was converted to a house museum by its current owners, the Southampton County Historical Society. The name of the house is derived from several of its notable owners including the Rochelle family, who owned the home throughout most of nineteenth century and from whom the building's significance is primarily drawn; and Miss Anne Louise Prince, who owned the home for several decades during the mid-twentieth century and took great care and pride in preserving the home's historic character, and was responsible for leaving the property to the historical society to ensure its long-term preservation and benefit to the public.

The Rochelle-Prince House is significant both historically and architecturally. It draws its primary significance from its association with the Rochelle family, who occupied the house for the majority of the nineteenth century. Several family members were prominent citizens in Southampton County, and important to local, state, and national history, particular James Henry Rochelle, who had a noteworthy career as a naval officer during the Mexican War, Civil War, and later with the Peruvian Navy. His niece, Martha Rochelle Tyler was a granddaughter of President John Tyler and served as postmistress of Courtland for 14 years. During that time "Miss Mattie" gained respect as a social and civic icon in the town and was reportedly responsible for the renaming of the town from Jerusalem to Courtland. Additionally, the house is an excellent example of early nineteenth century vernacular architecture in southeast Virginia and one of the oldest remaining homes in the town of Courtland.

The property is considered historically significant at the State level under Criterion B in the area of Military for its association with Captain James Henry Rochelle and at the local level in the area of Politics for its association with Martha Rochelle (Miss Mattie) Tyler. It is considered architecturally significant at the local level under Criterion C for being an excellent example of nineteenth century vernacular architecture. The Period of Significance is defined as ca. 1814 to 1886, beginning with the construction date of the building, and ending with the sale of the house in 1886, marking the conclusion of Rochelle family ownership.

Google maps

Address **22371 Main St**  
**Courtland, VA 23837**

Notes Rochelle-Prince House  
Southampton County, VA

